

ARTICLE 15.
DEVELOPMENT PLAN PROCEDURES

Section 1. SITUATIONS WHERE A DEVELOPMENT PLAN IS REQUIRED:

Development plan approval shall be required as provided herein in the following situations: 1) for approval of rezoning to any planned district; 2) for approval of a Conditional Use Permit (See Article 23, Section 3); 3) when these regulations require approval of proposed revisions to an existing development plan; 4) when these regulations require approval of a new development plan and; 5) before issuance of a building permit for the development of any parcel in a planned district if a development plan has not been approved or if a previously approved development plan has expired. Building permits shall not be issued and construction of site improvements shall not be started until the required Final Development Plan has been approved as required in these regulations.

Section 2. DEVELOPMENT PLAN REVIEW PROCESS:

The development plan process generally shall consist of two distinct stages including both Preliminary Development Plan and Final Development Plan approvals. Applications fully satisfying all Preliminary Development Plan and Final Development Plan requirements and procedures of these regulations may be submitted with a request for simultaneous processing and consideration. However, such a single-stage development plan review process shall not necessarily result in shortened processing and review times if revisions or refinements are found to be needed to make the development plans satisfactory for approval. Both the Preliminary Development Plan and the Final Development Plan shall be reviewed by the applicable zoning board and approved by the Board and shall serve to establish the general requirements for development of the site. The Preliminary Development Plan may show development options or parameters which shall be further defined at the time of Final Development Plan approval. The Final Development Plan shall serve as a detailed site plan for the development of the site.

Section 3. PRELIMINARY DEVELOPMENT PLAN APPLICATION REQUIREMENTS:

Ten (10) copies of a Preliminary Development Plan shall be submitted to the Johnson County Planning Office at least thirty (30) days before the meeting date of the Zoning Board which will consider the plan. The Preliminary Development Plan shall be drawn at a minimum scale of 1" = 100' and shall contain at least the following information:

- A. Location by common street address and legal description.
- B. Names, addresses and telephone numbers of the applicant, owner, and designer of the plan.
- C. Date and North Arrow.
- D. Existing and proposed contours at no greater than five foot (5') intervals.
- E. The boundary lines of the area included in the development plan, including approximate angles, dimensions and reference to a section corner, quarter-section corner, or point on a recorded plat.
- F. For both the area included in the development plan and the area within two hundred (200) feet of the boundaries thereof:
 - 1. The location, widths and names of all existing or platted streets, railroad and utility rights-of-way, parks and other public open spaces and permanent easements.

